091.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	539,900 / 539,900
					USE VALUE:	539,900 / 539,900
					ASSESSED:	539,900 / 539,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STATHOPOULOS GEORGIOS N
Owner 2:	STATHOPOULOS ANNATOULA A
Owner 3:	
Street 1:	41 ROCKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STATHOPOULOS NIKOLAOS-ETAL -
Owner 2:	STATHOPOULOS PANAGIO -
Street 1:	41 ROCKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,879 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1975, having primarily Wood Shingle Exterior and 1008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3879.000	164,400		375,500	539,900
Total Card	0.089	164,400		375,500	539,900
Total Parcel	0.089	164,400		375,500	539,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 535.62 | /Parcel: 535.6

Legal Description

User Acct 58724

GIS Ref

GIS Ref

Insp Date 04/09/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 091.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	164,400	0	3,879.	375,500	539,900	539,900	Year End Roll	12/18/2019
2019	101	FV	155,100	0	3,879.	380,800	535,900	535,900	Year End Roll	1/3/2019
2018	101	FV	155,100	0	3,879.	284,300	439,400	439,400	Year End Roll	12/20/2017
2017	101	FV	155,100	0	3,879.	257,500	412,600	412,600	Year End Roll	1/3/2017
2016	101	FV	155,100	0	3,879.	246,700	401,800	401,800	Year End	1/4/2016
2015	101	FV	158,000	0	3,879.	209,200	367,200	367,200	Year End Roll	12/11/2014
2014	101	FV	158,000	0	3,879.	198,500	356,500	356,500	Year End Roll	12/16/2013
2013	101	FV	158,000	0	3,879.	188,800	346,800	346,800		12/13/2012

!7409!

PRINT

Date	Time
12/10/20	22:02:59

LAST REV

Date	Time
05/15/19	12:18:14

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7409

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STATHOPOULOS NI	72436-513	1	4/9/2019	Convenience	1	No	No		
	14252-281		4/1/1981		70,000	No	No		Y

USER DEFINED

Prior Id # 1:	58724
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2009	Measured	197	PATRIOT
5/8/2000	Inspected	276	PATRIOT
1/26/2000	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3879		Sq. Ft.	Site		0	70.	1.38	5									375,458						375,500	

Total AC/HA: 0.08905 | Total SF/SM: 3879 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 375,458 | Spl Credit | Total: 375,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	56500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	224542
Depreciation:	60177
Depreciated Total:	164365

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

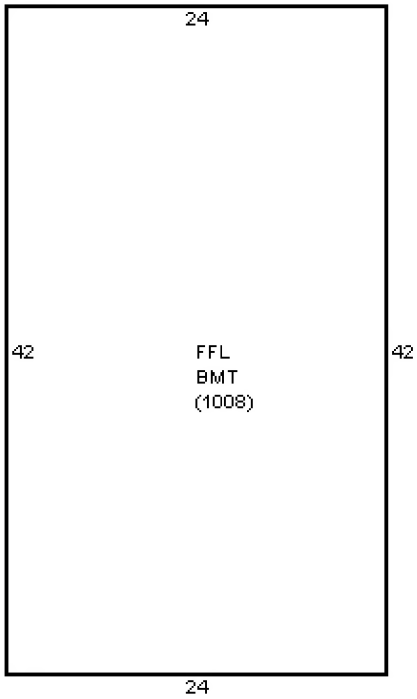
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	81.55
Final Total:	164400	Val/Su SzAd	163.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	38.470	38,779
FFL	First Floor	1,008	128.240	129,263
	Net Sketched Area:	2,016	Total:	168,042
Size Ad	1008	Gross Are	2016	FinArea 1008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	